

3-1-2009

Metropolitan Report - March 2009

Division of Business and Economic Research, College of Business Administration, University of New Orleans

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METROPOLITAN REPORT

Economic Indicators for the New Orleans Area



Division of Business and Economic Research, University of New Orleans

Volume 20, No. 1

Forecasts for the 1st Quarter 2009, through the 4th Quarter 2010

March 2009

HIGHLIGHTS

- The United States is in the midst of a long and deep recession. With low levels of unemployment and the stimulus of the rebuilding effort, New Orleans has managed to be somewhat insulated during 2008 from the national economic downturn.
 - The February 2009 unemployment rate in the New Orleans area was 5.3%. This rate compared favorably to the unemployment rate for the US of 8.1%.
 - 12,600 jobs were added to New Orleans area employment in 2008, bringing the annual average for the year to 526,600. However by the fourth quarter, the difference between the two years is only 3,700 jobs showing that the growth is slowing.
 - Jobs are expected to stay flat for 2009 and to grow to an average of 530,700 jobs by the end of 2010.
 - At this time, approximately 86% of employment and 88% of population has returned since Katrina. Population grew about 5% in the last year to reach an estimated 1,150,000.
 - The largest growth locally was 2,700 jobs added to state government, including the recovering public health and universities. Private health care and social services added about 3,000 jobs. Accommodations added 800 jobs, bucking the national trend of losses in travel jobs. Losses locally were centered in lending/mortgages and employment agencies.
 - The construction industry is a chief force behind the activity in the New Orleans economy at this time. In 2008, infrastructure repairs and improvements dominated the dollars spent on construction. In the last year, there were more residential projects in Orleans than in the traditionally stronger St. Tammany Parish.
 - Wages in the New Orleans region grew 3.2% in the first half of 2008 over the same time period in 2007. Wages are up 26% over pre-Katrina levels.
 - Census demographic data shows that there are proportionally fewer young people, particularly in the 5 to 14 year range than there were before Katrina. The group that would include their parents, the 25 to 44 range, is also substantially reduced. The age group whose proportions have grown is the middle-aged - 45 to 64 years old.
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THE UNO MODEL

The UNO Forecasting Model provides detailed forecasts of economic activity in the New Orleans metropolitan statistical area which includes Jefferson, Orleans, Plaquemines, St. Bernard, St. Charles, St. John the Baptist, and St. Tammany Parishes. These predictions are based upon forecasts of national macroeconomic variables provided by the Economic Forecasting Center at Georgia State University. These forecasts are shown in Table 2.

Indicators are reported and analyzed over the last five calendar quarters, the latest of which is the last

quarter of 2008. All percent changes in quarterly activity reflect differences with respect to the same quarter in the prior year for the individual sector or sub-sector under discussion unless otherwise noted. This issue focuses on comparing the year of 2008 to the previous year of 2007. The Year to Date columns in this issue contain percent change for the whole year of 2008 compared to the year of 2007.

Forecasts for 2009 through the end of 2010 are shown in this report.

THE NATIONAL ECONOMY

The United States is in the midst of a long and deep recession. It began in late 2007 as the price of oil increased, causing production and distribution costs to rise. As well, high gasoline prices hampered consumers' spending on other goods and services. This slowdown in economic growth worsened as housing prices fell precipitously, especially in markets where speculation had created price "bubbles." Default rates and foreclosures increased as people owed more on homes than they were worth.

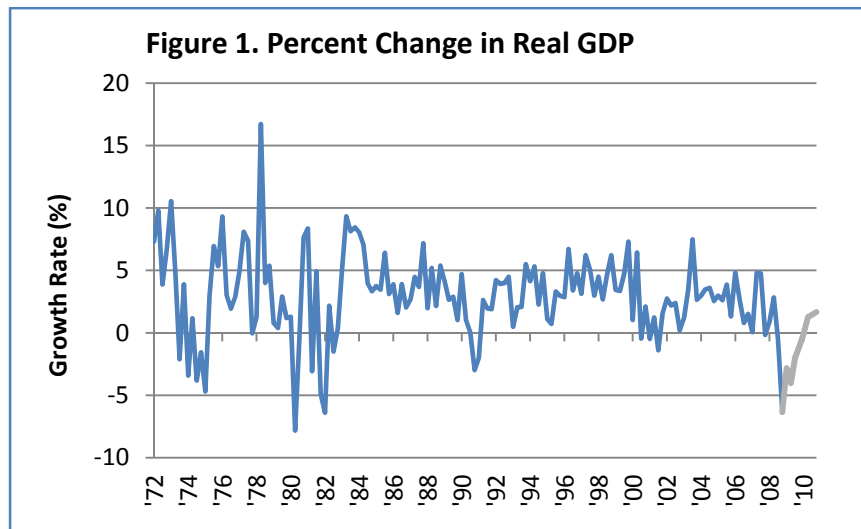
As the value of mortgage-backed securities plunged, the financial system was threatened by

the failure of several large investment banking firms. The domino effect continued impacting many large commercial banks. The resulting credit crisis made mortgages difficult to get. Lines of credit to purchase expensive items for inventories were lowered or refused. Lending to build commercial buildings and large condominium projects was virtually nonexistent. This "credit crunch" deepened the recession and caused it to impact areas far from Florida, California, Arizona, and Nevada where the housing problems originated. Unemployment soared; 5 million jobs have been lost nationally in the recession so far.

Table 1. Quarterly U.S. Indicators – Recent Actual Values

						Percentage Change		
	2007:4	2008:1	2008:2	2008:3	2008:4	2008:3 to 2008:4	2007:4 to 2008:4	Year to Date
GDP – Nominal (\$Bill) – Annual Rate*	14,031	14,151	14,295	14,413	14,200	-1.5	1.2	3.3
GDP – Real (2000\$Bill) – Annual Rate*	11,621	11,646	11,727	11,712	11,522	-1.6	-0.8	1.1
Personal Income (\$Bill) – Annual Rate	11,872	11,961	12,152	12,159	12,124	-0.3	2.1	3.7
Total Non-farm Employment (Mill Jobs)	138.9	136.4	138.1	137.1	136.8	-0.2	-1.6	-0.4
Housing Starts (Thou) – Annual Rate	1,151	1,053	1,025	876	656	-25.1	-43	-32.7
Unit Sales of Automobiles (Mill) – Annual Rate	16	15.2	14.1	12.9	10.3	-20	-35.5	-18.4
Unemployment Rate (%)	4.8	4.9	5.4	6.1	6.9	0.8	2.1	1.2
Consumer Price Index-Urban (1982-84=100)*	209.7	212.1	216.8	219.3	213.1	-2.8	1.6	3.8
Industrial Production Index (1997=100)	113.7	113.4	112.2	109.7	105	-4.3	-7.7	-2.5
Prime Interest Rate (%)	7.5	6.2	5.1	5	4.1	-0.9	-3.5	-3
Mortgage Interest Rate (%)	6.2	5.9	6.1	6.3	5.9	-0.4	-0.4	-0.3
Trade Weighted Value of \$ (2000=100)	73.28	71.98	70.88	73.50	81.28	10.6	10.9	-4.4
Value of Imports (\$Bill) – Annual Rate	2,060.9	2,118.1	2,225.5	2,259.9	1,989.6	-12	-3.5	8.2
Value of Exports (\$Bill) – Annual Rate	1,332.1	1,380.0	1,458.0	1,462.3	1,373.4	-6.1	3.1	10.5
Merchandise Trade Balance (\$Bill) – Annual Rate	-728.8	-738.1	-767.5	-797.6	-616.2	-22.7	-15.5	4.1
Crude Oil Price (\$) per barrel	90.8	97.9	124	118.1	58.3	-50.6	-35.8	37.7
Natural Gas Price (\$) per 1000 cub ft	6.4	7.6	9.9	8.8	6.1	-30.7	-5	26.3
Rig Count	1,791	1,770	1,864	1,979	1,904	-3.8	6.3	6.3

* seasonally adjusted



In addition, the stock market plummeted, causing people to increase savings to meet retirement or college savings goals. This reduction in spending further affected an already suffering national economy. The savings rate rose quickly from 0% to 5%. While this move is good for individual households, and many had lamented the previous low national savings rate, the reduction in consumption (which comprises 70% of GDP) reinforced the problems in the US economy.

In a recession, consumers lower purchases of durables, like cars and appliances. The US automakers, faced with bankruptcy, asked for government assistance. The manufacturers of RVs, appliances, furniture and others are also threatened by this change in consumer behavior.

The uncertainty about the future and personal job security has caused a deepening of an already struggling national economy.

Government stimulus bills will not put money into the hands of people who will spend it quickly until at least the 2nd quarter of 2009.

While recent recessions have been short-lived and the downturn has been quickly followed by a swift rebound, this recession is expected to last until mid-year 2010. However, the growth is expected to be slow as the recovery begins. The Georgia State Forecasting Center does not expect a return to the days of 5 to 7% GDP growth in the forecast window.

Table 2. U.S. Business Indicators – Annual with Forecast - Including Model Assumptions

	Actual				Forecast		Percentage Change		
	2004	2006	2007	2008	2009	2010	2007 to 2008	2008 to 2009	2009 to 2010
GDP - Nominal (\$Bill)	11,685.9	13,178.4	13,807.6	14,264.6	13,984.3	14,072.1	3.3	-2.0	0.6
GDP - Real (2000\$Bill)	10,675.7	11,294.9	11,523.9	11,652.0	11,240.2	11,215.7	1.1	-3.5	-0.2
Personal Income (\$Bill)	9,727.2	10,993.9	11,663.3	12,099.1	12,124.0	12,120.3	3.7	0.2	0.0
Non-Farm Employment (Mill Jobs)	131.4	136.1	137.6	137.1	131.0	129.4	-0.4	-4.4	-1.2
Housing Starts (Thou)	1,949.3	1,811.8	1,340.5	902.5	545.4	651.3	-32.7	-39.6	19.4
Unit Sales of Automobiles (Mill)	16.9	16.5	16.1	13.1	9.7	11.7	-18.4	-26.2	1.8
Unemployment Rate (%)	5.5	4.6	4.6	5.8	8.7	10.5	1.2	2.9	20.5
Consumer Price Index (1982-84=100)	188.9	201.6	207.3	215.3	210.7	212.5	3.8	-2.1	0.8
Industrial Production Index	104.2	111.1	112.9	110.1	101.7	97.6	-2.5	-7.6	-4.1
Prime Interest Rate (%)	4.3	8.0	8.1	5.1	3.3	3.5	-3.0	-1.8	0.3
Mortgage Interest Rate (%)	5.8	6.4	6.3	6.0	5.2	5.5	-0.3	-0.8	0.3
Trade Weighted Value of \$	85.4	82.5	77.9	74.4	82.0	77.0	-4.4	10.3	-6.1
Value of Imports (\$Bill)	1499.5	1882.7	1985.2	2148.3	1776.4	1859.5	8.2	-17.3	4.7
Value of Exports (\$Bill)	969.4	1185.1	1284.1	1418.4	1293.0	1326.8	10.5	-8.8	2.6
Merchandise Trade Balance	-530.1	-697.7	-701.1	-729.8	-483.5	-532.7	4.1	-33.8	10.2
Crude Oil Price (\$ per barrel)	41.4	66.0	72.3	99.6	41.9	54.1	37.7	-57.9	28.9
Natural Gas Price Wellhd(\$ per mcf)	5.7	6.4	6.4	8.1	4.3	4.9	26.3	-47.0	14.8

Source: Economic Forecasting Center, Georgia State University; Oil and Gas prices: U.S. Department of Energy

THE NEW ORLEANS AREA ECONOMY

OVERVIEW

The New Orleans economy shows different trends than the national economy. New Orleans has less dependency on the troubled manufacturing sector – particularly those of the automobile industry. The local economy has no large national banks that seem to have been pulled into the financial storm, and for most of 2008, oil prices were extremely high. High oil prices have always had somewhat of an opposite effect on this region due to the flow of oil money into the local oil industry and the tax income of the state government. Another major factor in the health of the New Orleans economy is the money flowing into construction over the last few years. Insurance and government spending is driving decades of building to be done in a five to seven year period.

At this time, approximately 86% of employment and 88% of population has returned after the Katrina.

Higher wages established after Katrina and the continued spending on infrastructure

construction allowed the New Orleans economy to prosper. The metropolitan area gained about 2.5% jobs when looking at annual averages. This is still a higher rate of growth than the average 0.5% per year growth from 1990 until Katrina. The moderate growth in the last year provided welcome stability compared to the national job losses of about half a percent.

The February 2009 unemployment rate in the New Orleans area was just 5.3%. This rate compared favorably to the unemployment rate for the US of 8.1%. However this is still higher than it was a year ago. Initial unemployment claims, after a spike due to Hurricane Gustav, settled in at a level that is about twice the levels in 2006 and 2007. In those years, the labor market was extremely tight due to limited population and unemployment claims were extremely low. In the second quarter of 2008, they started to climb. However, proportionally, they are still low when compared to national levels.

Figure 2. Total Metro Employment

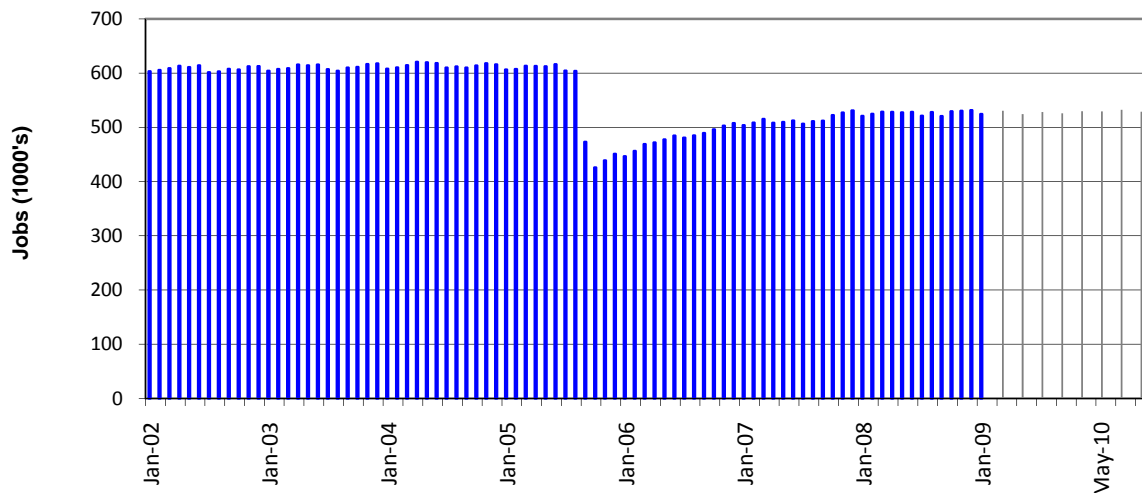
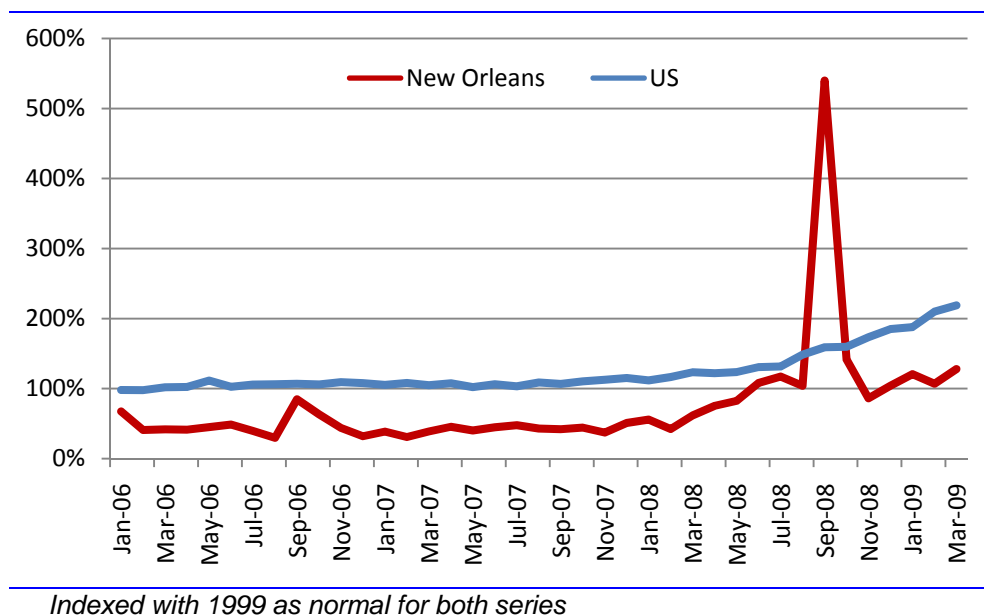


Table 3. New Orleans Metropolitan Employment – Recent Quarterly Actuals

	2007:4	2008:1	2008:2	2008:3	2008:4	Percentage Change		
						2008:3 to 2008:4	2007:4 to 2008:4	Year to Date
Total Nonfarm Employment	526,767	524,700	527,900	523,267	530,467	1.4	0.7	2.5
Natural Resources and Mining	8,600	8,567	8,433	8,733	8,833	1.1	2.7	4.1
Construction	31,967	31,833	32,600	33,100	33,733	1.9	5.5	2.7
Manufacturing	36,667	36,433	36,533	36,400	36,267	-0.4	-1.1	0.5
Durable Goods	19,867	19,833	19,800	19,800	19,667	-0.7	-1	0.8
Transportation Equipment	10,733	10,767	10,667	10,533	10,300	-2.2	-4	-0.8
Nondurable Goods	16,800	16,600	16,733	16,600	16,600	0	-1.2	0.2
Chemical Manufacturing	4,733	4,700	4,700	4,667	4,600	-1.4	-2.8	-1.1
Wholesale Trade	24,933	24,600	24,067	23,933	23,800	-0.6	-4.5	-1
Retail Trade	62,467	60,733	60,233	59,600	60,500	1.5	-3.1	0.4
Grocery Stores	8,667	8,600	8,633	8,567	8,533	-0.4	-1.5	7.5
General Merchandise Stores	12,467	12,033	11,867	12,000	12,467	3.9	0	2.7
Transport, Warehous., & Utilities	24,633	24,233	24,667	24,633	24,700	0.3	0.3	0.8
Information	7,267	9,467	10,567	8,133	8,467	4.1	16.5	9.6
Financial Activities	27,533	27,133	26,900	26,333	26,300	-0.1	-4.5	-2.7
Depository Credit (banking)	6,433	6,467	6,400	6,300	6,300	0	-2.1	-2.2
Professional & Business Services	70,067	68,300	69,067	67,800	67,567	-0.3	-3.6	-0.7
Professional, Scientific, Technical	28,367	28,133	28,433	28,133	28,533	1.4	0.6	2
Management of Companies	7,667	7,800	7,833	7,900	7,800	-1.3	1.7	4.2
Admin. Support/Waste Mgmt	34,033	32,367	32,800	31,767	31,233	-1.7	-8.2	-4
Health Care & Social Assistance	48,833	49,000	49,800	50,267	50,767	1	4	6.5
Hospitals	15,267	15,400	15,533	15,867	15,867	0	3.9	7.3
Ambulatory Health Care	19,133	18,967	19,300	19,300	19,500	1	1.9	4.4
Educational Services	17,933	18,400	16,900	16,867	18,967	12.5	5.8	6.6
Leisure and Hospitality	66,500	67,600	68,867	67,833	68,333	0.7	2.8	3.8
Arts, Entertain. & Recreation	11,233	11,667	12,167	12,100	11,567	-4.4	3	6.3
Accommodation	10,567	10,867	11,067	11,100	11,133	0.3	5.4	8.2
Food Services & Drinking Places	44,700	45,067	45,633	44,633	45,633	2.2	2.1	2.2
Other Services	20,733	20,033	19,833	19,767	19,800	0.2	-4.5	1.4
Government	78,633	78,367	79,433	79,867	82,433	3.2	4.8	5.9
Federal Government	12,133	12,167	12,267	12,367	12,500	1.1	3	2.7
State Government	19,700	19,800	20,300	21,500	22,400	4.2	13.7	14.6
Local Government	46,800	46,400	46,867	46,000	47,533	3.3	1.6	3.3
Unemployment Rate (%)	3.1	3.7	3.6	4.7	5.2	0.5	2	0.8
Unemp Claims per week – Initial	328	395	646	1,774	800	-54.9	143.7	191.7
Unemp Claims per week - Continued	2,587	3,015	4,004	7,185	8,182	13.9	216.3	116.3

Figure 3. Initial Unemployment Claims per Week – New Orleans MSA vs. U.S.



Changes This Year

In 2008, New Orleans was still in recovery mode from Katrina lows which kept it moving up while the U.S. lost ground as a whole. 12,600 jobs (2.5%) were added to the New Orleans metropolitan area when comparing the annual averages of 2008 and 2007.

There was a dramatic difference of movement in the New Orleans economy compared to that of the U.S. in 2008. See Figure 4 below to see the sectors that grew or lost jobs in the last year looked at purely from the standpoint of percentage of growth.

When looked at from an annual perspective and in terms of counts of jobs, three sectors were the only ones to lose a substantial number of jobs. The largest loss was that of administrative support

and waste management which is part of the Professional and business services sector. 1,300 jobs were lost, most of which were in the employment agency part of this sector. Financial services lost 700 jobs. The heaviest losses were centered in the lending/mortgage areas of financial services. The only other sector to lose jobs over the year in the New Orleans area was wholesale trade, which lost 200 jobs.

The largest growth on an annual basis was the 14.6% in State government (2700 jobs). This would include not just the return of state administrative jobs but also state employees in the recovering public health care such as University Hospital. Private health care and social services added about 3,000 jobs. Accommodations had 8.2% growth (800 jobs), bucking the national trend of losses in travel jobs.

Figure 4. 2008 over 2007 Change in Jobs - New Orleans and the U.S.

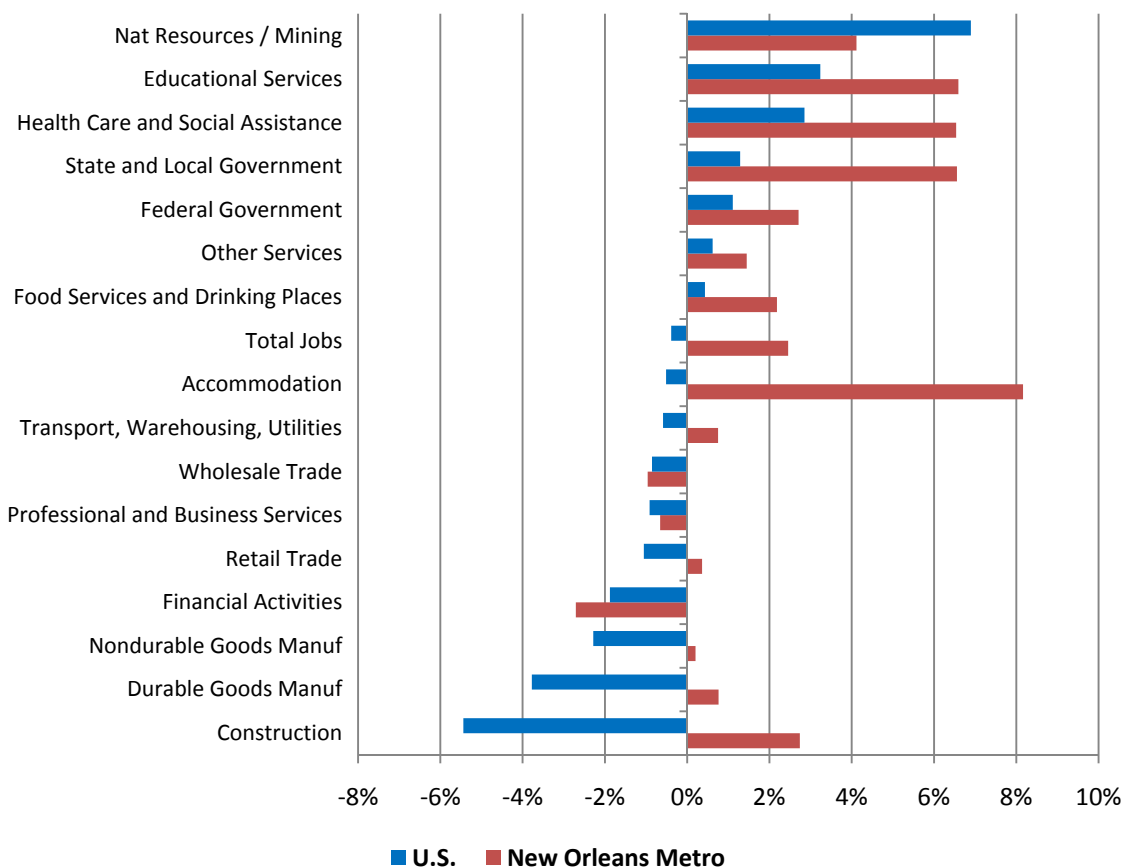
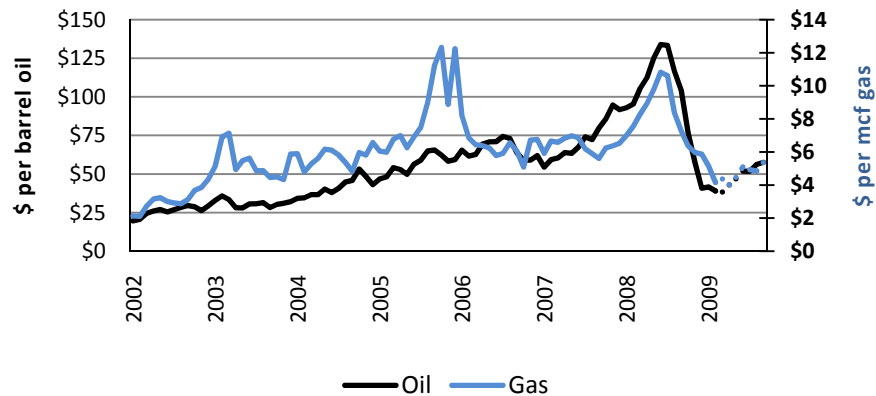


Figure 5. Price of Oil and Natural Gas



Energy prices were extremely volatile in 2008. They reached record highs in the summer and then plunged in the autumn.

Wages in the New Orleans region are still up after their Katrina jump. In the first half of 2008, wages grew 3.2%. They are up 26% over pre-Katrina levels. See Table 6 on page 12 to examine details of wages in different industry sectors.

Recent Changes

Is New Orleans recession-proof? No.

It was said earlier that over 12,000 jobs were added when looking at the averages of 2008 and 2007. However, the difference between the 2 years is only 3,700 jobs by the end of year, when comparing fourth quarter over the previous fourth quarter. This shows slowing in the local recovery, perhaps suppressed by some of the national recessionary factors.

Specifically, erosion in gains are starting to show up. Durable goods manufacturing jobs were down 1% by the end of the year. However this is still much better than the U.S. where in the same period, the same sector was down close to 6%. Retail sales jobs were down 3.1% locally and this is similar to the U.S trend during that time. During that same time frame, accommodation and construction held onto gains while their national counterparts showed heavy losses.

However, as the nation entered the recession in late 2007, high oil prices and the post-Katrina recovery left the New Orleans area positioned on a better base. Plus, Katrina removed

housing stock, labor force, jobs, and companies. If there had been any excess in any of these in the New Orleans area, they were involuntarily removed. The higher wages due to the tight labor market along with insurance and Road Home payments combined to result in the New Orleans per capita income moving above the national average. This kept money flowing through the local economy.

The national recession put brakes on the local tourism industry recovery. The drop in oil prices and changes in state tax structure leaves the state government facing a budget crisis. The port, which is directly linked to the flow of goods internationally to and from the central United States, has seen a decline in tonnage. As the national recession continues, New Orleans will feel the effect more and more. The hope is that having started with a better base, the recession effects can be withstood until the time when the national economy starts improving.

The Forecast

Prior to Katrina, the New Orleans metro economy had about 610,000 jobs. At the low point after Katrina, employment totaled just 426,000 jobs (70% of pre-Katrina employment). Since that time, employment in the local economy has recovered to an average of about 526,600 jobs (86% of pre-Katrina level). New Orleans area employment is expected to average 530,700 jobs (87% of pre-Katrina levels) by 2010. This amounts to no real growth in 2009 as some sectors suffer balanced by growth in others. However, the pace of growth is expected to pick up a little bit in the second year as 4,000 new jobs are predicted.

Table 4. Annual New Orleans Metropolitan Economic Forecasts

	Actual				Forecast		Percentage Change		
	2004	2006	2007	2008	2009	2010	2007 to 2008	2008 to 2009	2009 to 2010
Total Nonfarm Employment	614,292	480,633	513,958	526,583	526,511	530,700	2.5	0	0.8
Natural Resources and Mining	8,642	8,267	8,300	8,642	8,711	8,163	4.1	0.8	-6.3
Construction	30,350	32,125	31,942	32,817	33,580	34,044	2.7	2.3	1.4
Manufacturing	38,675	34,650	36,225	36,408	36,232	37,040	0.5	-0.5	2.2
Durable Goods	20,200	18,983	19,625	19,775	19,537	19,758	0.8	-1.2	1.1
Transportation Equipment	11,367	10,342	10,650	10,567	10,083	10,134	-0.8	-4.6	0.5
Nondurable Goods	18,475	15,667	16,600	16,633	16,694	17,282	0.2	0.4	3.5
Chemical Manufacturing	5,092	4,575	4,717	4,667	4,661	4,792	-1.1	-0.1	2.8
Wholesale Trade	26,217	22,808	24,333	24,100	23,367	23,122	-1	-3	-1.1
Retail Trade	68,317	55,925	60,050	60,267	59,864	59,344	0.4	-0.7	-0.9
Grocery Stores	10,533	7,408	7,983	8,583	8,421	8,251	7.5	-1.9	-2
General Merchandise Stores	13,350	11,083	11,775	12,092	12,190	12,334	2.7	0.8	1.2
Transport, Warehous., & Utilities	28,258	24,125	24,375	24,558	24,257	23,905	0.8	-1.2	-1.5
Information	10,525	7,450	8,358	9,158	8,121	7,989	9.6	-11.3	-1.6
Financial Activities	34,175	26,242	27,408	26,667	25,622	25,571	-2.7	-3.9	-0.2
Depository Credit (banking)	7,758	6,325	6,508	6,367	6,405	6,652	-2.2	0.6	3.9
Professional & Business Services	73,242	65,275	68,633	68,183	66,152	67,166	-0.7	-3	1.5
Professional, Scientific, Technical	28,533	26,933	27,742	28,308	28,050	28,307	2	-0.9	0.9
Management of Companies	8,233	6,908	7,517	7,833	7,779	7,724	4.2	-0.7	-0.7
Admin Support/Waste Mgmt	36,475	31,433	33,375	32,042	30,616	31,433	-4	-4.5	2.7
Educational Services	21,558	14,167	16,683	17,783	18,158	17,594	6.6	2.1	-3.1
Health Care and Social Assistance	61,675	42,117	46,892	49,958	50,739	51,999	6.5	1.6	2.5
Leisure and Hospitality	84,317	57,658	65,650	68,158	69,906	71,305	3.8	2.6	2
Arts, Entertain. & Recreation	13,983	9,533	11,167	11,875	12,191	12,358	6.3	2.7	1.4
Accommodation	16,217	8,567	10,208	11,042	11,570	12,188	8.2	4.8	5.3
Food Services & Drinking Places	54,117	39,558	44,275	45,242	46,116	46,731	2.2	1.9	1.3
Other Services	22,575	15,542	19,575	19,858	19,806	20,319	1.4	-0.3	2.6
Government	104,842	74,283	75,533	80,025	82,677	83,823	5.9	3.3	1.4
Federal Government	15,883	12,600	12,000	12,325	12,686	12,993	2.7	2.9	2.4
State Government	26,600	16,750	18,317	21,000	22,481	22,810	14.6	7.1	1.5
Local Government	62,358	44,933	45,217	46,700	47,510	48,020	3.3	1.7	1.1
Louisiana Rig Count	167	189	177	167	158	140	-5.3	-5.8	-11
Total Imports/Exports (Thou tons)	7,858	7,360	6,848	6,592	6,989	7,004	-3.7	6	0.2
Imports (Thou tons)	4,335	3,611	3,009	3,095	3,209	3,226	2.9	3.7	0.5
Exports (Thou tons)	3,523	3,749	3,839	3,496	3,775	3,774	-8.9	8	0
Hotel/Motel Sales (\$Mill)*	216.5	154.2	166.6	185.9	176.4	186.9	11.6	-5.1	5.9
Residential Contracts in Progress (\$Mill)**	775.6	757.5	850.9	695.1	550.2	629.1	-18.3	-20.8	14.3
Non-Res Contracts in Progress (\$Mill)	828.8	760.9	1905	2304.4	1560.1	1434.7	21	-32.3	-8
Population (Thou)	1,311	969	1,088	1,145	1,166	1,191	5.3	1.9	2.2
Total Personal Income (\$Bill)	40.66	39.83	47.59	46.90 <i>p</i>	45.29	46.37	-1.4	-3.7	2.6
Per Capita Personal Income (\$)	30,995	40,211	46,188	42,920 <i>p</i>	39,749	38,860	-2.3	-7.4	-2.2

* Orleans and Jefferson Parishes Only.

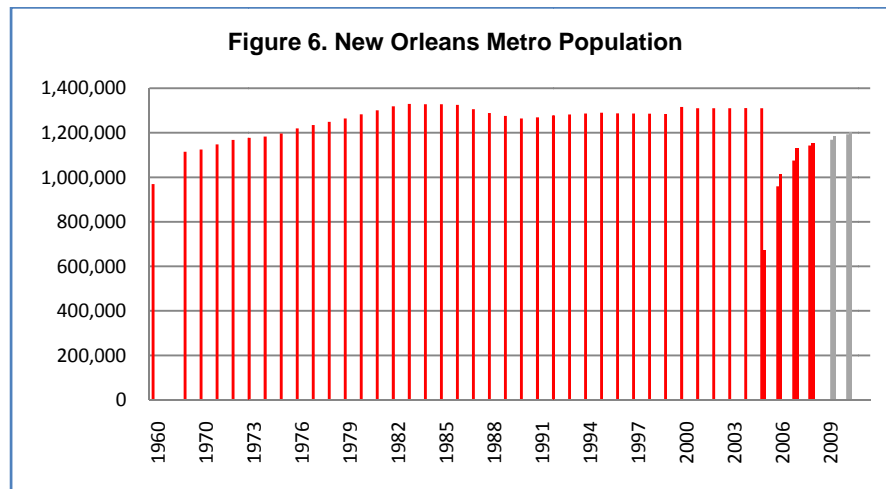
** Construction figures are proprietary data supplied by F. W. Dodge Division, McGraw-Hill, Inc.

p Preliminary Estimate

Population and Demographics

Local population fell from 1.3 million people just before Katrina, to a low of about 700,000 people. Population grew rapidly at first. The population is still growing, but the rate has slowed from its fast pace of return just following

the storm. This year, several parishes appealed successfully to have their population counts revised upwards. Currently, population is estimated to be about 1,150,000. This represents 88% of the pre-Katrina population. The forecast is for population to average 1,190,000 in 2010.



For the first time, federal government census department statistics are moving into post-Katrina territory. Anecdotal evidence had suggested that the demographics of New Orleans are not the same as they were before the storm. One sign of having less of a young population is that public school enrollment across the whole metro area combined remains substantially below its pre-Katrina level, lagging total population by about 10%. Census department demographics statistics have been changed to be reported in a rolling three year average. An average of 2005, 2006 and 2007 data has been released. Some of the data in 2005 is probably before Katrina, but a picture of

some of the changes taking place starts to emerge. Figure 7 shows that compared to 2000 when the last full census was done, there are proportionally less young people, particularly in the 5 to 14 year range than there were before. The group which is the age to be young parents, the 25 to 44 range, was also substantially reduced. The age group whose share has especially grown is the middle-aged: 45 to 64. Perhaps these were people who had established themselves with careers and home ownership and were likely to have more at stake in the New Orleans area and less able to move easily. Surprisingly, the elderly are close to their old proportions.

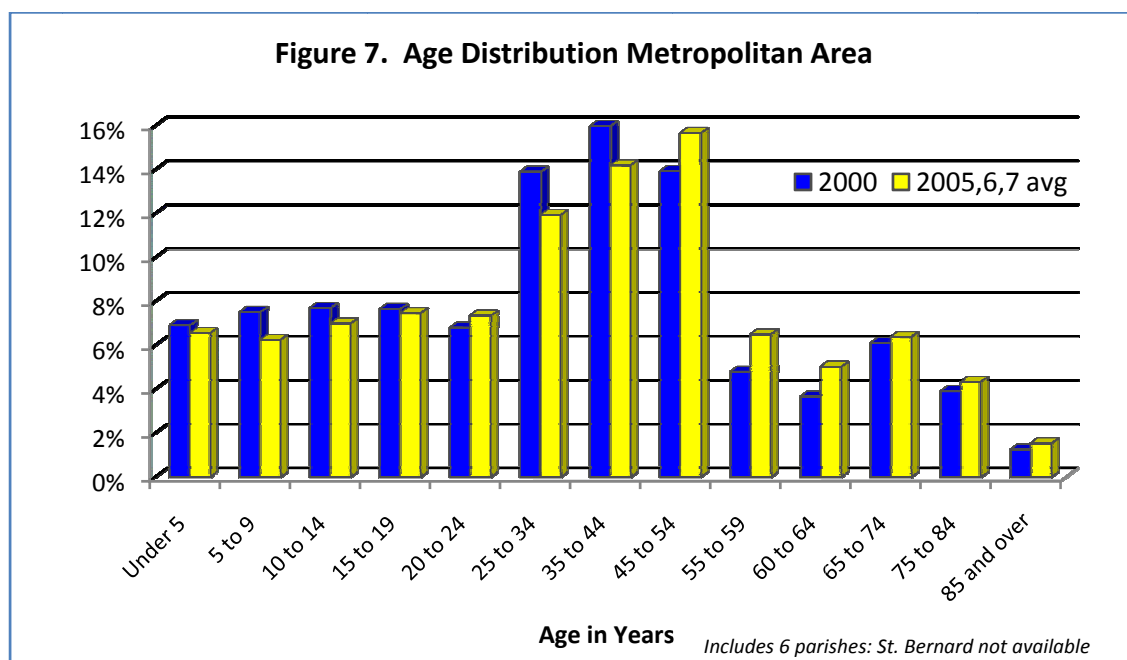


Table 5. Other Economic Indicators – Quarterly Actuals - New Orleans Metropolitan

	Actuals					Percent Change		
	2007:4	2008:1	2008:2	2008:3	2008:4	2008:3 to 2008:4	2007:4 to 2008:4	Year to Date
Crude Oil Price (\$ per barrel)	90.75	97.94	123.95	118.05	58.27	-50.6	-35.8	37.7
Natural Gas Price (\$ per thou cf)	6.38	7.61	9.86	8.76	6.07	-30.7	-5.0	26.3
Louisiana Rig Count	159	145	154	184	186	0.6	16.9	-5.3
Louisiana Oil Production (Thou Bbls/Day)	1,199	1,301	1,355	996	1,058	6.2	-11.8	-7.5
Louisiana Natural Gas Production(bill cub ft)	334	341	349	324	340	4.9	1.8	1.6
Foreign Trade (Thou short tons)	7,114	6,644	5,621	6,543	7,560	15.6	6.3	-3.7
Imports (Thou short tons)	2,752	2,909	3,034	2,883	3,556	23.3	29.2	2.9
Exports (Thou short tons)	4,361	3,735	2,588	3,659	4,004	9.4	-8.2	-8.9
Air Freight Cargo (short tons)	13,647	11,753	12,962	10,812	14,763	36.5	8.2	1.6
Hotel/Motel Sales (\$Mill) ¹	183.5	222.9	214.0	137.9	168.9	22.5	-8.0	11.6
Convention Room Nights (Thou)	298.5	343.8	300.9	196.8	202.0	2.6	-32.3	5.7
Deplanements (Thou)	992.3	1045.1	1089.8	870.2	958.1	10.1	-3.4	5.3
Hotel Room Rate (\$) ²	134.9	139.9	129.0	106.9	126.8	18.6	-6.0	1.0
Hotel Occupancy Rate (%) ²	63.8	74.1	73.7	59.8	58.6	-1.2	-5.2	3.1
Total Gambling Revenues (\$Mill)	171.0	182.1	174.1	150.9	164.9	9.3	-3.6	-3.8
Riverboat Casino Revenues (\$Mill)	69.3	75.0	69.5	64.7	68.8	6.4	-0.7	-3.0
Harrah's Casino Revenues (\$Mill)	101.7	107.0	104.6	86.2	96.1	11.5	-5.5	-4.4
Construction Contracts Awarded (\$Mill) ³	576.6	480.6	529.9	515.3	433.9	-15.8	-24.7	-37.5
Residential (\$Mill)	309.0	255.1	188.9	157.3	165.3	5.1	-46.5	-32.9
Non-Residential (\$Mill)	267.6	225.5	341.0	358.0	268.6	-25.0	0.4	-40.1
Non-building (\$Mill)	60.6	202.6	94.6	471.4	176.0	-62.7	190.4	244.6
Construction Contracts in Progress (\$Mill) ³	3,151.6	3,245.6	3,312.6	3,218.4	2,221.3	-31.0	-29.5	8.8
Residential (\$Mill) WIP	889.0	914.4	753.0	601.3	511.5	-14.9	-42.5	-18.3
Non-Residential (\$Mill) WIP	2,262.6	2,331.2	2,559.6	2,617.1	1,709.8	-34.7	-24.4	21.0
Non-building (\$Mill) WIP	1,445.1	1,530.9	1,714.0	2,814.1	3,193.3	13.5	121.0	57.9
Housing Starts	1,852.0	1,483.0	1,267.0	986.0	908.0	-7.9	-51.0	-26.7
Population (Thou)	1,129.0	1,136.0	1,143.0	1,148.0	1,154.0	0.6	2.2	5.3
Total Personal Income per qtr (\$Mil) ⁴	12,907.6	11,586.9	11,287.7	11,306.4	12,720.7	12.5	-1.4	-1.4
Per Capita Personal Income (\$) ⁴	46,188	44,881	43,573	42,266	40,959	-3.1	-11.3	-2.3
Average Weekly Wage (8 parish area)	881	881	833	834	n/a	--	--	4.3
Taxable Sales - excluding Motor Vehicle Sales(\$Mill)	4,985.0	4,843.0	5,202.0	4,693.0	5,008.0	6.7	0.5	2.7
Motor Vehicle Sales (\$Mill)	497.0	494.0	490.0	424.0	396.0	-6.7	-20.4	-15.3

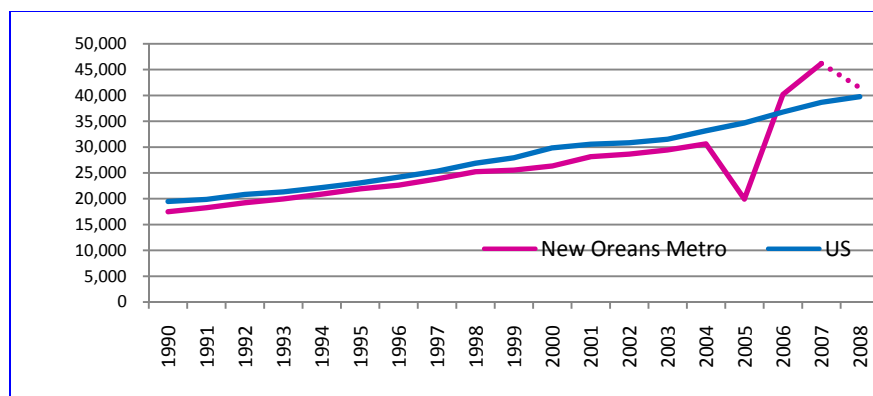
1 -- Hotel/motel sales include Orleans and Jefferson Parishes Only.

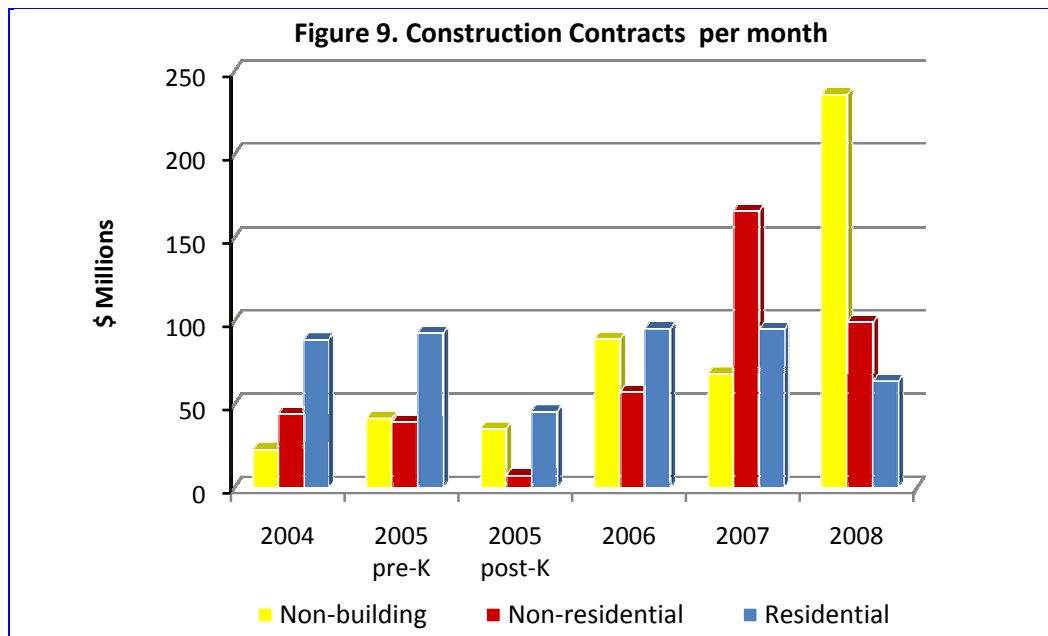
2 -- Occupancy rates and room rates supplied by PKF Consulting.

3 -- Construction figures are proprietary data supplied by F. W. Dodge Division, McGraw-Hill, Inc.

4 -- Due to lag in data, personal income and per capita income are preliminary estimates.

Figure 8. Per Capita Income – N. O. vs. the US





CONSTRUCTION

The focus of construction has been ever shifting in the New Orleans area. See the mix in Figure 9, above, which shows the value of different types of construction activity in the metro area.

It can be seen that residential construction activity slowed in 2008. However, the value of residential contracts is dwarfed by other types of construction. In 2007, non-residential construction activity dominated the local market. This category includes the construction of commercial buildings and refineries. However, in 2008, non-building construction – that is, infrastructure construction – roads, bridges and flood control played an enormous part. Infrastructure projects are expected to be important in 2009 as well.

The recovery from Katrina required so much construction that construction employment here has needed to grow which is opposite the national trends.

See Figure 11 to see the spread of residential construction activity across parishes. St. Tammany residential building is still lower proportionally than it used to be while activity in the more heavily damaged parish of Orleans has picked up.

TOURISM

Visitation to New Orleans continues to recover, although at a rate that is beginning to slow down.

New Orleans had a very strong first half, with visitation at mid-year 2008 up by 14.2% over the first half of 2007. Visitation in the second half of the year is typically slower with typically slow months of July, August and December. However, tourism activity slowed more than usual in the second half of 2008. At year end 2008, New Orleans visitation was roughly at 75% of its pre-Katrina levels.

Two major factors affected the industry in the last quarter of the year. First, virtually all hotels and restaurants closed for several days during the month of September due to Hurricanes Gustav and Ike. Second, New Orleans tourism began to feel the pinch of the downturn in the national economy. Cost saving behaviors by visitors became apparent. While visitors have not completely foregone their vacations, those who might normally stay in the high end and luxury hotels are substituting downward to mid-level hotels. In addition, some visitors have substituted casual dining for fine dining for some meals. Another interesting pattern is that many visitors coming for business purposes have extended their stay for pleasure (45%) and are staying longer (an average of 2 additional nights) than in the past to take advantage of leisure activities.

Anticipated room nights for conventions are not being realized due to cutbacks in business spending. This is a distinct national trend. Also, leisure visitors are still economizing on travel and some are cancelling plans. Still, according to one industry source, PKF Consulting, New Orleans is

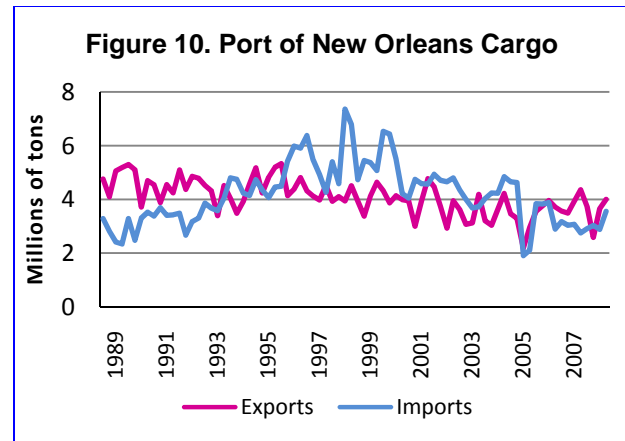
expected to fare better in the coming months than the US as a whole. The recovery of the New Orleans "brand," after the devastation from Katrina and subsequent visitor misperceptions of damage to the tourist areas, is likely to offset some of the negative impact of the recession.

RETAIL

Taxable sales in total have remained above pre-Katrina levels. Damaged parishes such as Orleans and St. Bernard continue to climb, while the recovery boom seen in sales in Jefferson and St. Tammany Parish is moderating. When combining the metro areas, total taxable sales in 2008 beat those in 2007 by 2.7%. This is definitely counter to the national trend. Employment in retail trade was up slightly (0.4%) for the year but erosion, probably brought on by the reach of national trends of lack of consumer confidence, produced a decrease of retail employment of 3% by year's end.

Motor vehicle sales are down 15% in the last year, coming off a post-Katrina high. National pressures keep auto sales down, as well as coming down from the high sales created by so many flood-damaged vehicles being replaced right after Katrina, as well as

the needed inventory of trucks for construction during the same period.



PORT

The port is one area of the New Orleans economy that is distinctly tied into global recession forces. In total, tonnage was down 3.7% on average over the year with the bulk of the damage being in exports which had almost 9% less tonnage processed by the port in 2008 than in 2007.

Table 6. 8 parish region: Quarterly Average Weekly Wage (\$ per week)

	2004	2005 PreK	2005 PostK	2006	2007	2008 (2 qtrs only)	2008 % of PreK	Pct Change 2008 YTD
All segments (\$ per week)	662	681	857	815	831	857	126	3.2%
Agriculture, Forestry, Fishing	483	418	601	512	520	557	133	7.1%
Mining	1439	1684	1614	1861	1936	2244	133	15.9%
Utilities	1019	1204	1181	1153	1157	1315	109	13.6%
Construction	704	683	913	887	893	916	134	2.5%
Manufacturing	961	1009	1064	1101	1153	1222	121	5.9%
Wholesale Trade	929	958	1114	1124	1147	1159	121	1.0%
Retail Trade	430	418	548	526	518	499	119	-3.6%
Transportation and Warehousing	846	830	976	971	1035	1029	124	-0.6%
Information	743	751	959	905	907	845	112	-6.9%
Finance and Insurance	903	985	1286	1117	1175	1207	123	2.7%
Real Estate and Rental and Leasing	605	596	816	762	759	750	126	-1.2%
Professional and Technical Services	1069	941	1274	1135	1197	1136	121	-5.1%
Mgmt. of Companies and Enterprises	1028	1232	1201	1159	1349	1559	127	15.6%
Administrative and Waste Services	468	473	737	664	645	709	150	10.0%
Educational Services	662	677	674	710	771	835	123	8.4%
Health Care and Social Assistance	713	678	812	801	794	800	118	0.8%
Arts, Entertainment, and Recreation	610	598	969	678	750	823	138	9.7%
Accommodation and Food Services	285	290	349	349	360	376	130	4.6%
Other Services, except Public Admin	493	464	629	583	576	588	127	2.0%
Public Administration	772	784	892	893	929	993	127	6.9%

8 parish region includes the usual 7 MSA parishes plus St. James Parish.

PARISH DATA

Economic data for individual parishes in the New Orleans metropolitan area are shown in Tables 7 and 8. Employment and wage data at the parish level is the number of employees subject to unemployment insurance taxation and the total wages paid to those workers. These "covered" employment and wages are reported quarterly for major industries, on a place-of-work basis. There is a time lag for this data to become available. It is currently available through June 2008.

Although the parish data do not show the very latest developments, they do reveal some details of the economic story. Job growth for the metro area was about 2.5% for the year. It can be seen from the parish tables that a lot of the growth has been centered in Orleans Parish which grew 3.5% over the year and St. Bernard which grew 5.6%. St. John also had a good year with 3.5% growth. This makes sense as Orleans and St. Bernard had some of the heaviest damage due to Katrina and are on more of a recovery curve. During the same time period, their populations grew at a brisk 19% and 33% rate, respectively.

Jefferson Parish had gains of 900 jobs in construction while Orleans had a loss of construction jobs of just under 700. Manufacturing saw almost 500 jobs leave Jefferson but the 4 parishes of St. Charles, St. John, St. Tammany and Plaquemines each picked up about 200 jobs.

Retail trade saw losses of about 400 jobs in each of Jefferson and St. Tammany as Orleans gained 1,600 while St. Bernard gained 200 during the same time. This could be due to continuing recovery in the damaged parishes' commercial areas. The data on sales taxes supports this with Orleans and St. Bernard gaining 18% and 9%, respectively, while the retail sales of Jefferson dropped 3.5% and St. Tammany dropped 5.7%. Sales tax collections are spiking in St. Charles but this has to do to a certain extent with the usage tax related to large construction projects in the area.

Health care added 2,600 jobs to Orleans, 900 jobs to Jefferson and 500 jobs to St. Tammany.

Orleans also had a 1,600 job increase in Accommodations.

In total, 5 parishes had a net job growth over the year ending in June 2008. St. Tammany and Plaquemines had a net loss. St. Tammany, despite its significant gains in healthcare and manufacturing, lost jobs in transport/warehousing and the volatile information sector (probably due to the completion of filming projects.) Plaquemines gained in manufacturing and retail, but lost almost 200 mining jobs and 150 healthcare jobs.

Construction statistics at the parish level show construction booms in residential construction in Orleans and non-residential, particularly in Orleans, Plaquemines and St. Charles.

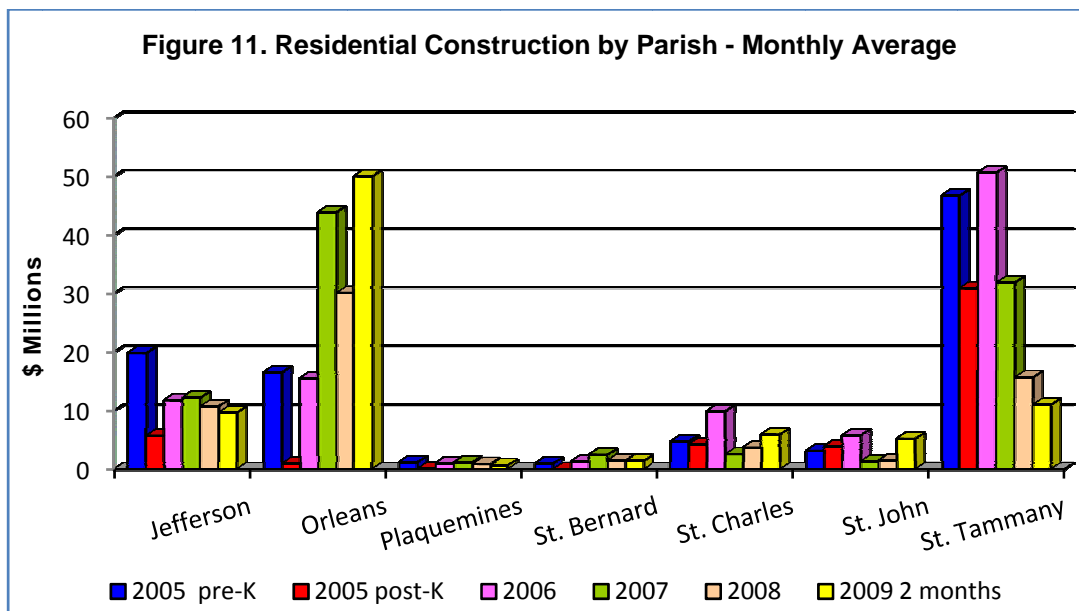


Table 7: Quarterly Jefferson, Orleans, St. Bernard, and St. Charles Parishes' Concurrent Economic Indicators, 2007:2-2008:2

	Jefferson					Orleans					St. Bernard					St. Charles				
	2007:2	2008:1	2008:2	Percentage Chg Last Qtr	Percentage Chg Last Year	2007:2	2008:1	2008:2	Percentage Chg Last Qtr	Percentage Chg Last Year	2007:2	2008:1	2008:2	Percentage Chg Last Qtr	Percentage Chg Last Year	2007:2	2008:1	2008:2	Percentage Chg Last Qtr	Percentage Chg Last Year
Total Employment*	198,098	198,789	201,071	1.1	1.5	167,343	169,959	173,266	1.9	3.5	8,659	9,167	9,141	-0.3	5.6	24,290	23,275	24,643	5.9	1.5
Agriculture/Fishing	51	39	36	-6	-28.8	62	60	62	3.9	0										
Mining	1,994	2,257	2,167	-4	8.7	3,682	3,674	3,716	1.2	0.9	71	69	66	-3.9	-6.1	84	93	92	-1.1	9.5
Utilities	1,484	1,453	1,433	-1.4	-3.4	1,070	1,144	1,140	-0.4	6.5	83	79	78	-1.3	-5.2	783	751	779	3.8	-0.5
Construction	14,474	15,167	15,403	1.6	6.4	5,529	4,711	4,855	3	-12.2	1,976	2,131	1,880	-11.7	-4.8	3,690	3,111	3,819	22.7	3.5
Manufacturing	15,792	15,331	15,306	-0.2	-3.1	7,841	7,679	7,702	0.3	-1.8	1,337	1,335	1,360	1.9	1.7	4,519	4,766	4,768	0.1	5.5
Wholesale Trade	12,072	11,859	11,970	0.9	-0.9	4,338	4,542	4,475	-1.5	3.2	378	405	399	-1.5	5.6	1,917	1,796	1,786	-0.6	-6.8
Retail Trade	30,365	30,753	29,938	-2.7	-1.4	10,995	11,910	12,632	6.1	14.9	873	1,021	1,048	2.6	20	1,678	1,709	1,660	-2.9	-1.1
Transport & Warehous.	8,072	8,305	8,377	0.9	3.8	8,946	8,377	8,574	2.3	-4.2	547	664	650	-2.2	18.8	1,771	1,833	1,906	4	7.6
Information	2,930	2,881	2,786	-3.3	-4.9	4,404	4,509	6,351	40.8	44.2	34	29	31	8.1	-8.8	123	124	122	-2.1	-1.4
Finance and Insurance	8,296	8,108	8,070	-0.5	-2.7	6,045	6,065	6,025	-0.7	-0.3	93	90	103	14.4	10.4	301	261	258	-1	-14.3
Real Estate and Rental	4,355	4,148	4,239	2.2	-2.7	2,226	2,399	2,389	-0.4	7.3	40	49	54	9.5	36.1	268	256	250	-2.5	-6.8
Profess. & Tech. Svcs	9,806	10,092	10,524	4.3	7.3	13,098	13,335	13,469	1	2.8	160	184	182	-1.3	13.8	819	711	697	-2	-14.9
Mgmt. of Enterprises	2,710	2,685	2,807	4.5	3.6	3,342	3,408	3,265	-4.2	-2.3	78	19	21	8.6	-73.1	90	94	101	6.7	11.4
Admin. & Waste Svcs	14,911	14,654	15,601	6.5	4.6	11,010	10,105	9,935	-1.7	-9.8	358	400	388	-3.1	8.4	2,456	1,930	2,354	22	-4.2
Educational Services						18,547	19,462	19,438	-0.1	4.8	438	446	514	15.3	17.4					
Health & Soc. Assist.	26,664	27,151	27,558	1.5	3.4	16,969	18,934	19,572	3.4	15.3	414	453	485	7.2	17.1	1,428	1,437	1,474	2.6	3.2
Arts/Entertainment	4,743	4,388	4,757	8.4	0.3	6,735	6,896	6,730	-2.4	-0.1	102	92	117	26.8	14.8	217	154	226	46.9	4
Accommodation & Food	19,011	18,513	18,926	2.2	-0.4	23,549	25,238	25,167	-0.3	6.9	730	734	784	6.9	7.4	998	1,037	1,057	2	5.9
Other Services	5,646	5,672	5,720	0.8	1.3	4,943	4,994	5,083	1.8	2.8	235	211	203	-3.8	-13.8	277	266	289	8.9	4.6
Public Administration	6,106	6,214	6,287	1.2	3	13,335	11,780	11,902	1	-10.7	680	701	733	4.5	7.7	733	753	781	3.7	6.6
Total Earnings (\$Mill)	1,943	2,060	2,017	-2.1	3.8	1,896	2,222	2,071	-6.8	9.2	95	107	99	-7.9	3.6	296	349	328	-6	10.7
Avg. Weekly Wage	754	797	772	-3.1	2.4	872	1,005	920	-8.5	5.5	848	901	832	-7.7	-1.9	938	1,153	1,023	-11.3	9.1
Est. Population	436,400	440,000	439,300	-0.2	0.7	265,200	309,500	315,200	1.8	18.9	26,900	35,400	35,800	1.1	33.1	52,000	52,600	52,600	0	1.2
Unemployment Rate (%)	3.3	3.3	3.3	-0.1	0	4.5	4.7	4.8	0	0.2	4.1	5	4.9	-0.1	0.8	3.6	3.6	3.4	-0.2	-0.2
Unemployment Claims (Initial)	1173	1786	3247	81.8	176.8	1289	1596	3024	89.5	134.6	0	29	0	-100	-	321	289	337	16.6	5
Unemployment Claims (Continued)	719.7	921.5	1498	62.6	108.1	632.8	857.7	1241.2	44.7	96.1	0.7	21.1	12.6	-40.1	1722.2	190.9	198.5	209.5	5.5	9.7
Construction Contracts:																				
Res. (\$Mil)**	38.9	44.7	21.8	-51.2	-44	62.4	110	118.3	7.5	89.6	7.8	4.8	5.4	12.5	-30.8	4.9	6.7	9.9	47.8	102
Res. In-Progress(\$Mil)	101.1	115.7	77.5	-33	-23.3	189.3	495.5	429	-13.4	126.6	17.7	20.7	15.4	-25.6	-13	83.6	26.2	28.2	7.6	-66.3
Non-Res. (\$Mil)**	42.2	80.8	58.7	-27.4	39.1	32.9	88.5	185	109	462.3	7.4	8.6	32.1	273.3	333.8	2.5	4.3	13.6	216.3	444
Non-Res. In-Progress (\$Mill)	231.4	335.7	353.4	5.3	52.7	488.4	399.7	551.4	38	12.9	53.5	72.5	103.4	42.6	93.3	26.9	27.6	27.3	-1.1	1.5
Taxable Sales (\$Mill)***	2064.3	2042.5	1991.8	-2.5	-3.5	1181.4	1183.3	1393.6	17.8	18	135.5	143.8	147.5	2.6	8.9	357.4	304.1	386.1	26.9	8
Motor Vehicle Sales (\$)	225.3	193.9	192.1	-0.9	-14.7	101.1	97.9	94.4	-3.6	-6.7	14.6	12	12.6	5.1	-13.6	31.6	29.9	27	-10	-14.7

* The number of jobs and corresponding wages for establishments subject to unemployment insurance taxation. Notable exclusions are employees of very small businesses (under 4 employees), self-employed persons and salespersons on commission-only bases.

** Proprietary data provided by F. W. Dodge Division, McGraw-Hill, Inc.

*** St. Charles Parish Taxable Sales are overstated because their parish tax is a sales and use tax which also includes some purchase made elsewhere and used in the parish

Table 8: Quarterly St. John, St. Tammany, Plaquemines, and St. James Parishes' Concurrent Economic Indicators, 2007:2-2008:2

	St. John					St. Tammany					Plaquemines				
	2007:1	2007:4	2008:1	Percentage Chg		2007:1	2007:4	2008:1	Percentage Chg		2007:1	2007:4	2008:1	Percentage Chg	
				2008:1 To 2007:2	2007:2 To 2008:2				2008:1 To 2007:2	2007:2 To 2008:2				2008:1 To 2007:2	2007:2 To 2008:2
Total Employment*	14,722	14,784	15,239	3.1	3.5	75,797	74,487	75,062	0.8	-1	14,650	14,026	14,513	3.5	-0.9
Agriculture/Fishing	40	39	40	1.7	-0.8	141	128	129	0.8	-8.7	50	48	45	-7.6	-10.1
Mining	460	416	427	2.7	-7.1	277	338	327	-3.4	18.1	1,720	1,426	1,542	8.1	-10.4
Utilities	162	171	172	0.6	6	429	405	404	-0.2	-5.9					
Construction	1,123	1,199	1,279	6.7	13.9	5,312	5,236	5,285	0.9	-0.5	1,417	1,395	1,377	-1.3	-2.8
Manufacturing	2,614	2,705	2,809	3.8	7.4	2,181	2,439	2,429	-0.4	11.4	2,109	2,110	2,300	9	9
Wholesale Trade	628	676	749	10.7	19.3	3,258	3,365	3,315	-1.5	1.7	968	930	857	-7.8	-11.4
Retail Trade	1,820	1,729	1,748	1.1	-4	12,986	12,736	12,524	-1.7	-3.6	522	621	630	1.5	20.8
Transport & Warehous.	1,035	1,040	1,021	-1.8	-1.3	2,545	1,946	2,052	5.4	-19.4	1,878	1,864	1,922	3.1	2.3
Information	183	171	167	-2.3	-8.4	2,127	1,241	1,164	-6.2	-45.3		11	11	3.1	
Finance and Insurance	273	310	312	0.8	14.4	2,591	2,609	2,569	-1.5	-0.9	96	102	104	2.3	8
Real Estate and Rental	205	223	201	-9.9	-2	1,164	1,065	1,061	-0.4	-8.9	543	540	556	3	2.4
Profess. & Tech. Svcs	307	341	338	-0.9	10	3,759	3,864	3,745	-3.1	-0.4	533	467	423	-9.4	-20.7
Mgmt. of Enterprises	113	134	139	3.2	22.7	1,026	1,232	1,258	2.1	22.6		177	205	15.6	
Admin. & Waste Svcs	1,025	859	894	4.1	-12.7	3,271	2,986	2,939	-1.6	-10.2	678	440	535	21.8	-21
Educational Services											984	936	929	-0.7	-5.6
Health & Soc. Assist.	1,238	1,340	1,388	3.6	12.1	12,759	12,989	13,278	2.2	4.1	678	529	531	0.5	-21.7
Arts/Entertainment	255	188	220	16.8	-13.9	1,336	1,208	1,432	18.5	7.2	37	72	83	14.7	124.3
Accommodation & Food	1,182	1,027	1,081	5.3	-8.5	8,489	8,524	8,876	4.1	4.6	682	647	713	10.1	4.5
Other Services	258	335	335	-0.2	29.5	1,988	1,905	1,979	3.9	-0.5	206	179	189	5.2	-8.3
Public Administration	592	613	634	3.4	7	2,957	3,039	3,044	0.2	2.9	1,310	1,415	1,421	0.4	8.5
Total Earnings (\$Mill)	156	164	174	5.9	11.2	649	667	668	0.3	2.9	180	197	187	-5.2	3.9
Avg. Weekly Wage	816	853	876	2.7	7.4	659	689	685	-0.6	3.9	943	1,079	989	-8.3	4.9
Est. Population	47,700	48,200	48,400	0.4	1.5	225,800	230,300	231,000	0.3	2.3	21,000	20,200	20,400	1	-2.9
Unemployment Rate (%)	4.5	4.7	4.3	-0.4	-0.2	3	3.1	3.1	0	0.1	3.6	3.6	3.4	-0.2	-0.2
Unemployment Claims (Initial)	409	403	480	19.1	17.4	895	962	1216	26.4	35.9	76	71	99	39.4	30.3
Unemployment Claims (Continued)	274.4	306.5	291.7	-4.8	6.3	534.8	654.4	696.7	6.5	30.3	42.8	55.5	54.6	-1.5	27.5
Construction Contracts:															
Res. (\$Mil)**	7.8	3.5	5.1	45.7	-34.6	104.4	82.5	26.3	-68.1	-74.8	3.5	2.9	2.1	-27.6	-40
Res. In-Progress(\$Mil)	42.1	9.8	10.5	7.1	-75.1	363.7	237.3	183.2	-22.8	-49.6	12.8	9.2	9.2	0.0	-28.1
Non-Res. (\$Mil)**	1007.3	7.9	21.5	172.2	-97.9	83.6	35.4	25.2	-28.8	-69.9	0.0	0.0	4.9	—	—
Non-Res. In- Progress (\$Mill)	1018.9	1032.9	1051	1.8	3.2	340	414	420.1	1.5	23.6	7.1	48.8	53	8.6	646.5
Taxable Sales (\$Mill)	197.5	289.7	355.5	22.7	80	983.4	879.3	927.2	5.5	-5.7	178.2	—	—	—	—
Motor Vehicle Sales (\$)	27.1	22.5	22.7	0.8	-16.3	142.4	120.4	123.2	2.4	-13.5	18.1	17	18	5.9	-0.7

* The number of jobs and corresponding wages for establishments subject to unemployment insurance taxation. Notable exclusions are employees of very small businesses (under 4 employees), self-employed persons and salespersons on commission-only bases.

** Proprietary data provided by F. W. Dodge Division, McGraw-Hill, Inc.

METROPOLITAN REPORT: Economic Indicators for the New Orleans Area

Published by the Division of Business and Economic Research
College of Business Administration
University of New Orleans
New Orleans, Louisiana 70148
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